City of Burbank - COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

Energy Code Requirements:

RESIDENTIAL ALTERATIONS VS. ADDITIONS

PERMIT APPLICATION REQUIREMENTS: Different Building Energy Efficiency Standards apply depending on whether the construction project is classified as new construction, an addition, or an alteration. New construction and additions generally comply with same requirements. Alterations must comply with the Standards, but a different set of requirements applies.

1. ADDITIONS

An addition is a change to an existing building that increases conditioned floor area and volume. Converting an accessory structure or unheated basement into a conditioned living space, enclosing and conditioning a patio, or building onto a home are all examples of an addition, as is a bay window that extends all the way to the floor and therefore increases both floor area and volume.

2. ALTERATIONS

Alterations are changes to a building's envelope, space-conditioning system, water-heating system or lighting system, that are not additions. An alteration does not increase both conditioned volume and floor area. Examples include the following:

1. Adding a new skylight (or window including a bay window that does not extend to the floor) to an existing building. If the skylight has a light well that cuts through an existing attic, the alteration adds conditioned volume but is not an addition because it does not add conditioned floor area.

2. Adding a new greenhouse window to an existing building. This is an alteration rather than an addition because it adds conditioned volume to the building, but not conditioned floor area.

3. Adding a loft within the existing conditioned volume of a residence. This is an alteration rather than an addition because it adds conditioned floor area but not conditioned volume.

4. Installing a new central air conditioning and heating system.

5. Replacing an air conditioner or the exterior unit or indoor coil of a split system air conditioner.

6. Replacing of a furnace or water heater.

7. Windows replacement where all the glazing in an existing fenestration opening is replaced with a new manufactured fenestration product.

8. Enlarging an existing window.

9. Adding a new window or door to an exterior wall.

10. Adding new hardwired lighting.

11. Reroofing for low-sloped and steep-sloped roofs

3. REPAIRS

Repairs to low-rise residential buildings are not within the scope of these Standards. A repair is the construction or renewal of any part of an existing building for the purpose of its maintenance. In this case, “part of a building” means a component, system or equipment, for which there are requirements in the standards. In simple terms, when such a component, system, or equipment of an existing building breaks or is malfunctioning, and a maintenance person fixes it so it works properly again, that is a repair. If instead of fixing the break or malfunction, the component, system or equipment is replaced with a new or different one – it is considered an alteration and not a repair. Some examples of repairs are the following:

1. Replacing a broken pane of glass but not replacing the entire window.
2. Replacing a failed compressor in an air conditioner but not replacing the entire air conditioner.
3. Replacing a failed fan motor or gas valve in a furnace but not replacing the entire furnace.
4. Replacing a heating element in a water heater but not replacing the entire water heater.